

# CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

## MEETING OF MARCH 19, 2014

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, March 19, 2014** in the Meeting Room, Third Floor at 75 Calhoun Street (Charleston County School District Building). The following items were considered:

### REZONINGS

1. **Jack Primus Rd & Saint Johns Church Rd (Cainhoy) TMS# 2680000133 (a portion), 134 & 091** - approx. 75.81 ac. Request rezoning from Light Industrial (LI) to Diverse Residential (DR-1).  
**DEFERRED BY APPLICANT**
2. **3375 Maybank Hwy (Johns Island) TMS# 2790000236** - 0.875 ac. Request rezoning from General Office (GO) to Commercial Transitional (CT).  
**DEFERRED BY PLANNING COMMISSION**
3. **30 Race St (Westside - Peninsula) TMS# 4600401060 & 061** - approx. 2.95 ac. Request rezoning to include property in the School Overlay (S). Zoned Diverse Residential (DR-2F).  
**DEFERRED BY PLANNING COMMISSION**
4. **190-198 Spring St, 7 Norman St, 1 Ashton St & 7 Ashton St (Westside - Peninsula) TMS# 4601101006, 007, 008, 009, 010, 048, 051 & 054** - approx. 0.80 ac. Request rezoning from General Business (GB) & Diverse Residential (DR-2F) to Mixed Use Workforce Housing (MU-2/WH).  
**RECOMMENDED APPROVAL WITH THE EXCEPTION OF PORTIONS OF THE PROPERTIES THAT FRONT ON ASHTON STREET (THE PORTIONS OF THE LOTS WITHIN FIFTY FEET OF THE FRONT PROPERTY LINE)**
5. **190-198 Spring St, 7 Norman St, 1 Ashton St & 7 Ashton St (Westside - Peninsula) TMS# 4601101006, 007, 008, 009, 010, 048, 051 & 054** - approx. 0.80 ac. Request rezoning from the 50/25 Old City Height District to the 55/30 Old City Height District.  
**RECOMMENDED APPROVAL WITH THE EXCEPTION OF PORTIONS OF THE PROPERTIES THAT FRONT ON ASHTON STREET (THE PORTIONS OF THE LOTS WITHIN FIFTY FEET OF THE FRONT PROPERTY LINE)**
6. **40, 43-45 & 47 Line St, 41, 43 & 49 Sheppard St and two properties on Line St & Meeting St (Cannonborough/Elliottborough) - TMS# 4590503090, 092, 093, 094, 107, 108, 110, 111, 112 & 123** - approx. 1.82 ac. Request rezoning from General Business (GB) & Light Industrial (LI) to Mixed Use Workforce Housing (MU-2/WH).  
**RECOMMENDED APPROVAL**

7. **40, 43-45 & 47 Line St, 41, 43 & 49 Sheppard St and two properties on Line St & Meeting St (Cannonborough/Elliottborough) - TMS# 4590503090, 092, 093, 094, 107, 108, 110, 111, 112 & 123** - approx. 1.82 ac. Request rezoning from 55/30 Old City Height District to 100/30 Old City Height District.

**DEFERRED BY APPLICANT**

### **SUBDIVISION**

1. **945 Dills Bluff Rd (Lawton Park - James Island) TMS# 4260900136** - 5.012 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**APPROVED WITH CONDITIONS**

### **ZONINGS**

1. **Colony Dr (Avondale - West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Single and Two-Family Residential (STR) and Landmark Overlay (LMK) on a portion of the property. Zoned Single-Family Residential (R-4) in Charleston County.

**DEFERRED BY APPLICANT**

2. **1655 Sulgrave Rd (Forest Lakes - West Ashley) TMS# 3540200014** – 0.28 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

3. **2291 Woodland Shores Rd (Stono Shores - James Island) TMS# 3431400049** – 2.23 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

### **ORDINANCE AMENDMENT**

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to establish standards for non-mobile home residential uses in the DR-3 (Diverse Residential) zoning district.**

**RECOMMENDED APPROVAL**

### **PRESENTATION**

**Presentation of the 2014 Berkeley-Charleston-Dorchester Housing Needs Assessment.**

**NO ACTION TAKEN BY PLANNING COMMISSION**

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **PRELIMINARY & FINAL PLATS**

1. **305 COMING ST (WESTSIDE – PENINSULA)** – TMS# 4600401016, 2 lots, 0.15 ac, DR-2F. Preliminary subdivision plat approval pending.
2. **CLEMENTS FERRY RD (CAINHOY)** – TMS# 2620000008, 2690000018 & 028, 2 lots, 178.8 ac, PUD. Preliminary and final subdivision plat approval pending.
3. **CLEMENTS FERRY RD (CAINHOY)** – TMS# 2620000008, 1 lots, 46.48 ac, PUD. Preliminary and final subdivision plat approval pending.
4. **CAROLINA BAY 9A & 9B SUBDIVISION (WEST ASHLEY)**– TMS# 3070000100, 69 lots, 25.242 ac, PUD. Final subdivision plat approved.
5. **BRILSFORD ST (DANIEL ISLAND PARCEL E PHASE 2B)** – TMS# 2750000010, 31 lots, DI-R. Preliminary subdivision plat approved.
6. **SIMONS ST (FIELDS PLACE – PENINSULA)** – TMS# 4631201142, 14 lots, 0.803 ac, DR-2F. Final subdivision plat under review.
7. **MAIN RD & CHURCH PLACE RD (GRACE PLANTATION – CLUSTER DEVELOPMENT – JOHNS ISLAND)** TMS# 2530000199, 285 & 334, 76 lots, 55.25 ac, SR-7 & SR-1. Preliminary subdivision plat under review.
8. **ASHLEY RIVER RD (MAGNOLIA BLUFF – WEST ASHLEY)** – TMS# 3580000010, 95 lots, 23.807 ac, DR-9. Preliminary subdivision plat under review.
9. **1769, 1773, 1777 OLD MILITARY RD (JAMES ISLAND)** – TMS# 4310000006, 285 & 286, 4 lots, 2.072 ac, SR-1. Final subdivision plat approved.
10. **1560 BROWNSWOOD RD (SEA ISLAND FARMS – JOHNS ISLAND)** TMS# 2800000172, 29 lots, 9.384 ac, SR-1. Preliminary subdivision plat approval pending.
11. **THERESA DR (BEL AIR - JAMES ISLAND)** – TMS# 4241000030, 058 & 031, 6 lots, 0.77 ac, STR. Preliminary subdivision plat under review.
12. **MURRAYWOOD RD (WHITNEY LAKE PHASE 2E - JOHNS ISLAND)** – TMS# 3120000334, 23 lots, 9.94 ac, R-6 (ND). Preliminary subdivision plat under review.
13. **WOODLAND SHORES RD (JOHNS ISLAND)** – TMS #3431500021, 022 & 023, 27 lots, 6.69 ac, SR-2. Preliminary subdivision plat under review.

### **ROAD CONSTRUCTION PLANS**

1. **RUTHERFORD WAY (CAROLINA BAY PHASE 13B – WEST ASHLEY)** – TMS# 3090000054, 52 lots, 21.56 ac, PUD. Road construction plans approval pending.
2. **RUTHERFORD WAY (CAROLINA BAY PHASE 16A – WEST ASHLEY)** – TMS# 3090000054, 21 lots, 25.61 ac, PUD. Road construction plans approval pending.
3. **BRILSFORD ST (DANIEL ISLAND PARCEL E PHASE 2B)** – TMS# 2750000010, 31 lots, DI-R. Road construction plans approval pending.
4. **1560 BROWNSWOOD RD (SEA ISLAND FARMS – JOHNS ISLAND)** TMS# 2800000172, 29 lots, 9.384 ac, SR-1. Road construction plans under review.
5. **RIVER RD (STONO VIEW PLANTATION – JOHNS ISLAND)** – TMS # 3150000012 & 047, 165 lots, 127.1 ac, PUD. Road construction plans approval pending.
6. **MURRAYWOOD RD (WHITNEY LAKE PHASE 2E - JOHNS ISLAND)** – TMS# 3120000334, 23 lots, 9.94 ac, R-6 (ND). Road construction plans under review.
7. **WOODLAND SHORES RD (JOHNS ISLAND)** – TMS #3431500021, 022 & 023, 27 lots, 6.69 ac, SR-2. Road construction plans approval pending.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.